

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>ARTURO M. CISNEROS #120494 BRIAN S. THOMLEY #275132 MALCOLM • CISNEROS A Law Corporation 2112 Business Center Drive, Second Floor Irvine, California 92612 Telephone: (949) 252-9400 Telecopier: (949) 252-1032</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Karen Sue Naylor, Chapter 7 Trustee</p>		<p>FOR COURT USE ONLY</p>	
<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</p>			
<p>In re:</p> <p>HARV WYMAN and KIM M. WYMAN,</p> <p>Debtor(s).</p>		<p>CASE NO.: 8:17-bk-12900-TA CHAPTER: 7</p>	
		<p>NOTICE OF SALE OF ESTATE PROPERTY</p>	

Sale Date: 05/11/2021	Time: 11:00 am
Location: 411 W. Fourth St., Santa Ana, CA 92701, Dept 5B	

Type of Sale: ☒ Public ☐ Private Last date to file objections: 04/27/2021

Description of property to be sold:

The Estate of Harv Wyman and Kim M. Wyman's fractional 1/6th interest in a promissory note in the principal amount of \$100,000.00, a deed of trust which was recorded on March 29, 2007 as Instrument Number 2007-0244635 in the Official Records of the San Diego County Recorder's Office, and a Lender Loan Servicing Agreement ("LSA")

Terms and conditions of sale:

The Chapter 7 Trustee ("Trustee") shall sell the Estate's interest to Bomor Enterprises, LLC ("Bomor") free and clear of liens and other interests pursuant to 11 U.S.C. section 363(f), and Bomor shall be a "good faith" purchaser pursuant to section 363(m). The sale is conditioned on approval of the bankruptcy court of the terms of the Settlement Agreement and Release dated April 6, 2021 between the parties to the adversary proceeding, Case Number 8:19-ap-01171-TA.

Proposed sale price: \$ 37,500.00

Overbid procedure (if any):

The proposed sale is subject to overbids received by the Trustee prior to or at the hearing.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Please see above.

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

ARTURO M. CISNEROS #120494
BRIAN S. THOMLEY #275132
MALCOLM • CISNEROS
A Law Corporation
2112 Business Center Drive, Second Floor
Irvine, California 92612
Telephone: (949) 252-9400
Telecopier: (949) 252-1032

Date: 04/06/2021

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
2112 Business Center Drive, Second Floor, Irvine, CA 92612.

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) April 13, 2021, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- Arturo M Cisneros arturo@mclaw.org, CACD_ECF@mclaw.org
- D Edward Hays ehays@marshackhays.com, ehays@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com; cmendoza@marshackhays.com; cmendoza@ecf.courtdrive.com
- Christina J Khil christinao@mclaw.org, CACD_ECF@mclaw.org; mcecfnotices@ecf.courtdrive.com
- Zi Chao Lin zlin@garrett-tully.com, dcameron@garrett-tully.com; aanim-appiah@garrett-tully.com; mdakinmurele@garrett-tully.com
- William Malcolm bill@mclaw.org, cvalenzuela@mclaw.org
- Tinho Mang tmang@marshackhays.com, tmang@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com; cmendoza@ecf.courtdrive.com
- Austin P Nagel edward.yoo@bonialpc.com
- Karen S Naylor (TR) alane@ringstadlaw.com, knaylor@IQ7technology.com; ecf.alert+Naylor@titlexi.com
- Thomas J Polis tom@polis-law.com, paralegal@polis-law.com; r59042@notify.bestcase.com
- Evan L Smith els@elsmithlaw.com
- Alexa P Stephenson alexa.stephenson@geracilawfirm.com
- Kristine A Thagard kthagard@marshackhays.com, kthagard@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com
- United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov
- Zann R Welch ecfnofices@ascensioncapitalgroup.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) April 13, 2021, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Debtor
Harv Wyman
1 Tirremia Dr
Dana Point, CA 92629-4146

Debtor
Kim M. Wyman
1 Tirremia Dr
Dana Point, CA 92629-4146

Hon. Theodor C. Albert
United States Bankruptcy Court
Central District of California
411 West Fourth Street, Suite 5085
Santa Ana, CA 92701-4593

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

April 13, 2021
Date

Christina Valenzuela
Printed Name

/s/ Christina Valenzuela
Signature